

SDCI**Director's Rule 23-2017**

Applicant: City of Seattle Department of Construction and Inspections	Page 1 of 4	Supersedes: DR 15-2013
	Publication:	Effective:
Subject: Updated Rental Registration and Inspection Ordinance (RRIO) Checklist	Code and Section Reference: Seattle Municipal Code 22.214.050.L & 22.214.050.M.1-13	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC 3.06.040	
Index: RRIO	Approved	Date
_____ Nathan Torgelson, Director, SDCI		

PURPOSE

This Rule adopts changes to the Rental Registration and Inspection Ordinance (RRIO) Checklist, as authorized by SMC 22.214.050.L and SMC 22.214.050.M.1-13.

The changes to the RRIO Checklist respond to issues identified by the Seattle Department of Construction and Inspections and by qualified private inspectors who conduct RRIO inspections. The changes were developed in consultation with a RRIO stakeholder group composed of landlord and tenant representatives. The changes address key safety and maintenance issues and make the RRIO Checklist easier to understand. They also incorporate new requirements adopted by the City in Ordinance # 125343.

RULE

METHODOLOGY

The proposed RRIO Checklist is attached. Also attached is a draft checklist illustrating additions (underlined), deletions (in strikeout), and amendments to existing sections (underlined).

Additions

This rule specifies *additions* to the RRIO Checklist, including:

- Checklist Instructions – Clarify that smoke alarms, CO alarms, handrails, and deadbolts are required regardless of previous construction standards
- Definitions – Add a definition of “unsafe”
- **Section 1 - Door and Window Components and Assemblies**
 - **Item 1.4.e.** – add note for graspable configurations
 - **Item 1.5.d.** – add new item to address openable windows with missing or defective latches
- **Section 2 - Interior: Structure, Shelter and Maintenance**
 - **Item 2.1.d.** – add new item to address detached, leaking or damaged clothes dryer ducts
 - **Item 2.2.a.** - change classification to major item (inspection fails if this item fails)
 - **Item 2.3.d.** – add note about graspable configuration
 - **Item 2.3.e.** - add language about specific type of rail and ability to grasp
- **Section 2.4 - Potentially Hazardous Materials (add new section)**
 - **Item 2.4.a.** – add new item about lead paint
 - **Item 2.4.b.** - add new item about asbestos-containing materials
- **Section 3 - Security and Safety (add new section title)**
 - **Items 3.1.a.** – add letter to item
 - **Item 3.1.b.** – add letter to item
 - **Item 3.1.c.** – add new item about security bars
- **Section 3.2 - Entry Doors – (add new section)**
 - **Item 3.2.a.** – add new item about resisting forcible entry
 - **Item 3.2.b.** – add new item about deadbolt/deadlatch
 - **Item 3.2.c.** - add new item about observation ports/windows
- **Section 3.3 - Smoke and Carbon Monoxide Alarms (add new section)**
 - **Item 3.3.a.** – add new item for smoke detectors in sleeping rooms
 - **Item 3.3.b.** – add new item for smoke detectors in central location
 - **Item 3.3.c.** – add new item for smoke detectors on each floor and add note exempting crawl spaces and uninhabitable attics
 - **Item 3.3.d.** - add new item for carbon monoxide detectors

- **Section 3.4 - Multi-Unit Properties – (add new section and section description)**
 - **Item 3.4.a.** – add new item for exterior building entrance doors
 - **Item 3.4.b.** – add new item for stairway enclosure doors
 - **Item 3.4.c.** – add new item for exit signs
 - **Item 3.4.d.** – add new item for interior fire-resistant walls
 - **Item 3.4.e.** – add new item for storage room doors
- **Section 6 - Electrical Standards**
 - **Item 6.5** - add new item for extension cords
- **Section 7 - Plumbing and Hot Water**
 - **Item 7.2** – add note about hot water knob
 - **Item 7.4** - add new item about pressure temperature relief valves on hot water heaters
 - **Item 7.5** – add item about gas piping
 - **Item 7.6** – add item about gas shutoff and change classification to major item (inspection fails if this item fails)
- **Section 10 - Owners' Obligations**
 - **Item 10.2** – add new note on item about rodent or insect infestation

Deletions

This rule specifies deletions to the RRIO Checklist, including:

- **Section 1 - Exterior: Structure, Shelter and Maintenance**
 - **Item 1.3** – delete foundation type distinction
- **Section 2 - Interior: Structure, Shelter and Maintenance**
 - **Item 2.3.d.** – delete item – covered in Item 2.2
- **Section 5 - Heating System**
 - **Item 5.1.a.** – delete language about heating devices “in any habitable room or bathroom.”
- **Section 8 – Sanitation Standards: Bathrooms**
 - **Item 8.8.a.** – delete item about wall, floor, or ceiling coverings – covered in Item 2.2
 - **Item 8.8.b.** – delete item about wall, floor, or ceiling coverings– covered in amended Item 2.2
- **Section 9 - Sanitation Standards: Kitchen**
 - **Item 9.6.a.** – delete item - move to Item 7.5
 - **Item 9.6.b.** - delete item - move to Item 7.6
 - **Item 9.7.a.** – delete item - move to Item 2.2
 - **Item 9.7.b.** - delete item - move to Item 2.2
- **Section 10 – Owners' Obligations**
 - **Item 10.3** – delete item - move to Item 3.2

- **Item 10.4** - delete item - move to Item 3.2

Amendments

This rule specifies amendments the RRIO Checklist, including:

- **Section 1 - Exterior: Structure, Shelter and Maintenance**
 - **Item 1.4.a** – add “or are otherwise unsafe” language
 - **Item 1.4.b.** - add “or are otherwise unsafe” language
 - **Item 1.4.c.** - add “or are otherwise unsafe” language
 - **Item 1.4.d.** – add “or are otherwise unsafe” language
 - **Item 1.4.e.**- add language about specific type of rail and ability to grasp
 - **Item 1.5.c.** – add language about seeping “water” and leaking “air” and remove extra language
 - **Item 1.6.a.** - add language about seeping “water” and leaking “air.”
- **Section 2 - Interior: Structure, Shelter and Maintenance**
 - **Item 2.1** – add language to require ventilation
 - **Item 2.1.a.** – add language about “required openable windows”
 - **Item 2.1.c.** – add language to indicate a “passive” vent and “venting to the exterior.”
 - **Item 2.2** – add “ceilings” to definition of structural components
 - **Item 2.2.a.** - change classification to major item (inspection fails if this item fails) and add definition language
 - **Item 2.2.d.** – add language to include “any support system.”
 - **Item 2.3.a.** - add “or are otherwise unsafe” language
 - **Item 2.3.b.** – add “or are otherwise unsafe” language
 - **Item 2.3.c.** - add “or are otherwise unsafe” language
 - **Item 2.3.d.** – add language about guardrails
- **Section 3 – Security and Safety**
 - **Item 3.1** – add requirements for escapement windows to section description
- **Section 5 - Heating System** – add language to description
- **Section 6 - Electrical Standards**
 - **Item 6.2** - add language about electrical equipment
 - **Item 6.3** - add language about light fixtures and outlets
- **Section 7 - Plumbing and Hot Water** – add language to description
 - **Item 7.3** - add language to include “a potable water source” and add numbers
- **Section 8 – Sanitation Standards: Bathrooms**
 - **Item 8.1** – clarify language about functioning appliances